



Lansdown Road

# Lansdown Road

Bleasby Gardens, Lansdown Road, Cheltenham, GL51 6UL

£265,000 Leasehold Share of Freehold

A 2/3 bedroom, top floor duplex apartment with south facing balcony and garage, just a short walk to the fashionable boutiques and restaurants of Montpellier, and the railway station.

SOUTH FACING BALCONY • 2 double bedrooms • home office/bedroom 3 • open plan kitchen/dining/living room • bathroom & en suite shower room • lift • close to excellent amenities • large garage and parking • share of freehold

## Description

A spacious duplex apartment with versatile open plan living and the additional benefit of a south facing balcony enjoying roof top views. The open plan reception room incorporates a blue fitted kitchen with built-in appliances and ample table space, opening into the living area with sliding patio doors, which provide plenty of light and lead to the balcony. Stairs lead down to the 3 bedrooms and bathroom. The master bedroom has built-in wardrobes, stripped flooring, a vanity unit with wash hand basin and en suite shower room. Outside, there is a good size garage to the rear of the building, visitor parking to the front, and use of a bike store.

## Further Information:

**Lease** 999 years from June 2000 with a Share of the Freehold. **Service Charge** £3146.00 per year (reviewed annually). **Estate Charge** £675.00 per year. **Freeholder** Bleasby House Managers Ltd. **Management Company** Ash Chartered Surveyors.

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. **Broadband** Cable connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





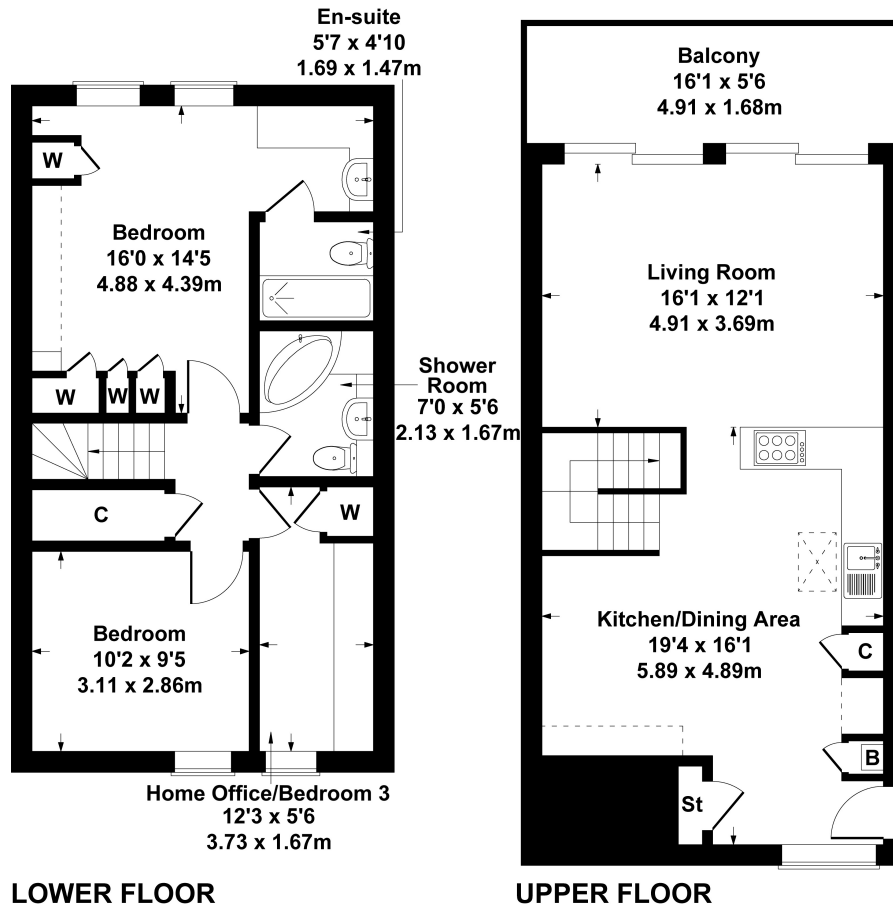


### Situation

Bleasby Gardens is set back from Lansdown Road, just a short stroll from local shops and the railway station. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 5 Bleasby Gdns

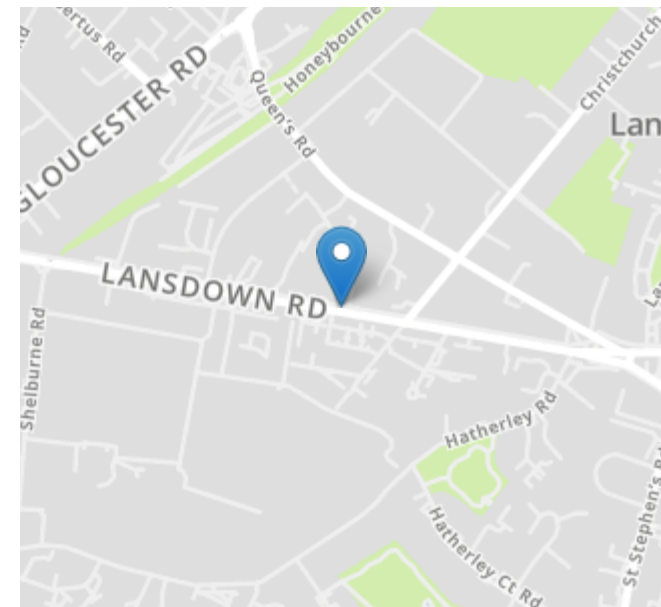
Approximate Gross Internal Area  
House : 1001 sq ft - 93 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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